

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

214/1 MORELAND STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

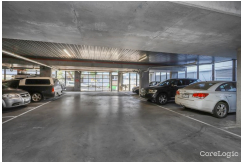
Date of sale

7/31 MORELAND STREET FOOTSCRAY VIC 3011	\$428,000	04-Apr-24
16/31 MORELAND STREET FOOTSCRAY VIC 3011	\$430,000	17-May-24
16/41 MORELAND STREET FOOTSCRAY VIC 3011	\$430,000	16-Jun-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 September 2024



**7/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$428,000** Sold Date **04-Apr-24**

Distance **0.12km**



**16/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$430,000** Sold Date **17-May-24**

Distance **0.12km**



**16/41 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price Sold Date **16-Jun-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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